



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

☒ Change of Ownership ☐ Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 5774 Dow Avenue (5750 Dow Avenue)*
TAX MAP REFERENCE: 069.02-DA1.201 ZONE: CDD #17

APPLICANT

Name: T-Zo, LLC
Address: 4711 West Braddock Road, Alexandria, VA 22311

PROPERTY OWNER

Name: MP Landmark Gateway, LLC
Address: c/o Mill Creek Residential Trust, LLC, 6701 Democracy Blvd, #500, Bethesda MD 20817
SITE USE: Fast Casual Restaurant

Business Name: Current: _____ Proposed (if changing): _____

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

T-Zo, LLC

Print Name of Applicant or Agent

4711 West Braddock Road.

Mailing/Street Address

Alexandria VA 22311

City and State

Zip Code

Signature

(Owner/Member)

206-669-1111

Telephone #

Fax #

buitrantu@gmail.com

Email address

04/12/2018

Date

* Also known as 662 S. Van Dorn Street (SEP 2014-0037)

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2014-0037

Date approved: 05 / 17 / 2014
month day year

Name of applicant on most recent special use permit Smashburger Acquisition LLC
Use Fast Casual Restaurant/Counter/Dine-In-Carry-Out

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

To T-Zo, LLC's knowledge, the Smashburger restaurant vacated the premises in or about June 2017. T-Zo, LLC requested the owner of the premises to provide a specific date when the Smashburger restaurant closed, but the owner did not know the specific date. Further, T-Zo, LLC does not have the information requested in regard to Smashburger's operations as they existed at the premises prior to the June 2017 closing.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

There are no proposed changes. T-Zo, LLC intends to operate a fast casual restaurant serving Vietnamese cuisine pursuant to SUP 2014-0037.

4. Is the use currently open for business? ☐ Yes ☒ No

If the use is closed, provide the date closed.

June / 1 / 2017
month day year

5. Describe any proposed changes to the conditions of the special use permit:

None

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? ☒ Yes ☐ No

If yes, describe the type of renovations and/or list any new equipment proposed.

The existing grill will be replaced
with a stove.

9. Are you proposing changes in the sales or service of alcoholic beverages? ☐ Yes ☒ No

If yes, describe proposed changes:

10. Is off-street parking provided for your employees? ☒ Yes ☐ No
If yes, how many spaces, and where are they located?

Three garage spaces will be made available for employees.

11. Is off-street parking provided for your customers? ☒ Yes ☐ No
If yes, how many spaces, and where are they located?

Fifty-three off-street surface parking (shared) spaces will be made available (Intergr Plaza)

12. Is there a proposed increase in the number of seats or patrons served? ☐ Yes ☒ No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. Are physical changes to the structure or interior space requested? ☐ Yes ☒ No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? ☐ Yes ☒ No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) ☐ Property owner ☐ Lessee

☒ other, please describe: Proposed lessee - 5/1/2018

16. The applicant is the (check one) ☐ Current business owner ☐ Prospective business owner

☒ other, please describe: Proposed lessee and a limited liability company that will conduct the restaurant operation at the property.

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

T-Zo, LLC is a Virginia limited liability company.

The owners, their percentage ownership interests and
mailing addresses are as follows:

<u>Phuong Tran (30%)</u>	<u>4711 West Braddock Road, Alexandria, VA 22311</u>
<u>Liem Bui (30%)</u>	<u>4711 West Braddock Road, Alexandria VA 22311</u>
<u>Tu Tran Bui (20%)</u>	<u>4711 West Braddock Road, Alexandria VA 22311</u>
<u>Chinh Bui (20%)</u>	<u>4711 West Braddock Road, Alexandria VA 22311</u>